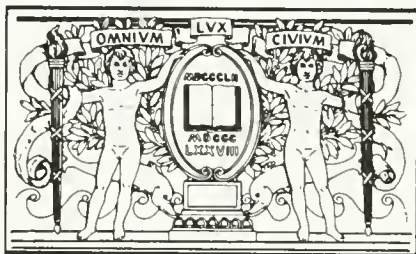


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Boston's Open Space

1987
**PARK EVALUATION
&
SITE SUMMARIES**

W. 98-842

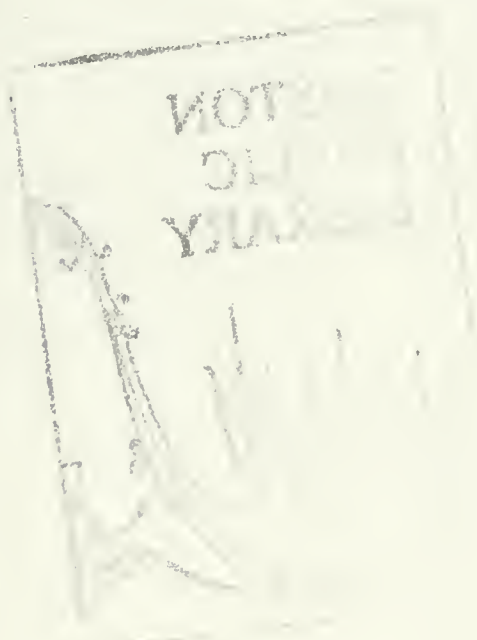
MATTAPAN

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**MAYOR'S OFFICE
OF CAPITAL PLANNING**

MATTAPAN
E92
1987



EVALUATION OF
CITY OF BOSTON
PARK AND RECREATION LAND

NEIGHBORHOOD OF MATTAPAN

Prepared for
MAYOR'S OFFICE
OF
CAPITAL PLANNING

THE HALVORSON COMPANY, INC.
LANDSCAPE ARCHITECTS AND
SITE PLANNING CONSULTANTS
161 MASSACHUSETTS AVENUE
BOSTON, MASSACHUSETTS 02115

TABLE OF CONTENTS

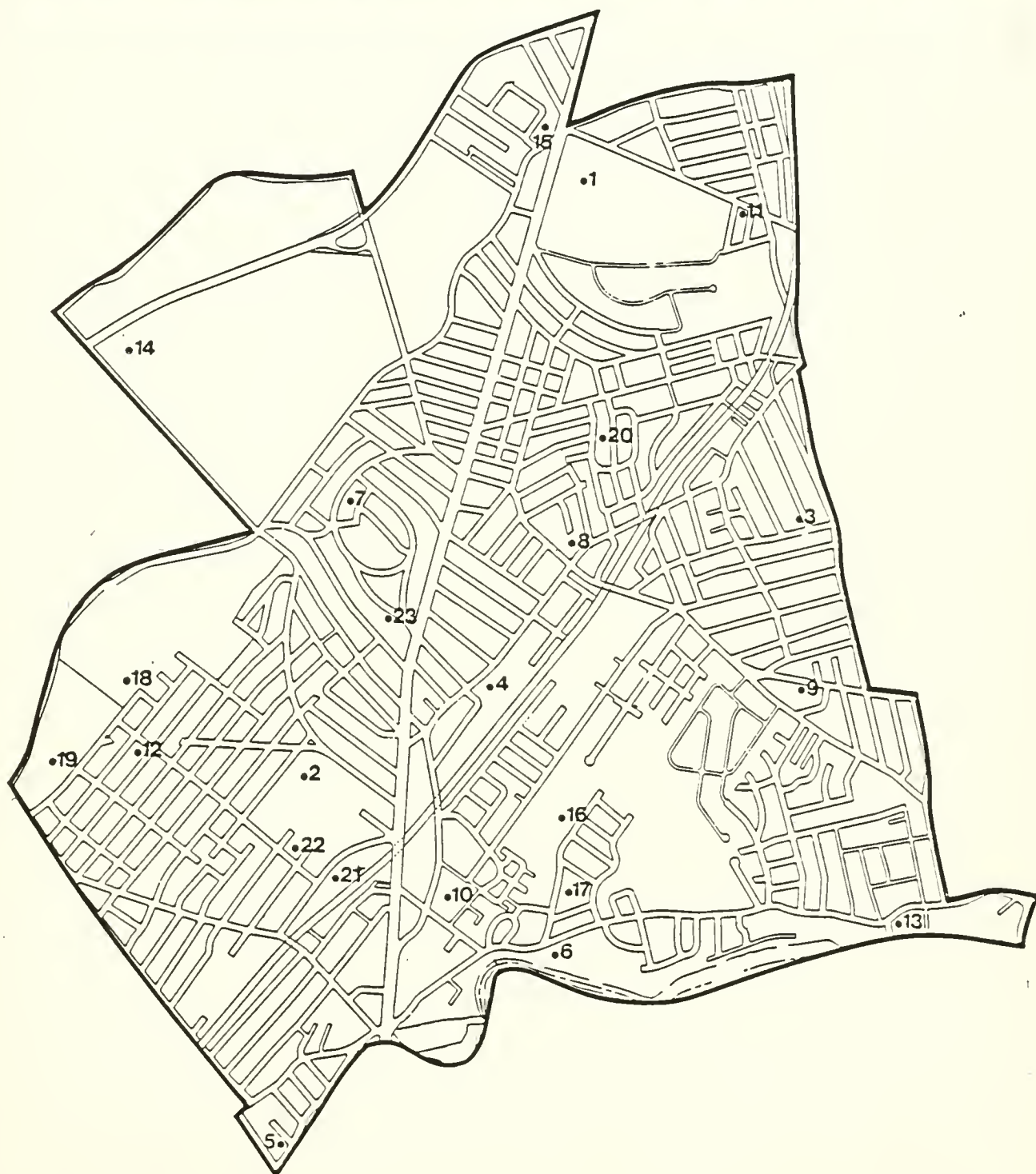
NEIGHBORHOOD OF MATTAPAN

<u>PARKS</u>	<u>Acreage</u>
MT-1. Harambee (Franklin Field) Blue Hill and Talbot Avenues	45.59
MT-2. Hunt Playground Almont Street	17.81
MT-3. Walker Playground Norfolk Street Opposite Evelyn Street	3.0
MT-4. Thetford Street Playground Thetford and Evans Streets	0.69
MT-5. - MT-11. Not Within Scope of Survey	

<u>URBAN WILDS</u>	<u>Acreage</u>
MT-12. - MT-17. Not Within Scope of Survey	
MT-18. Willowwood Rock Winston and Willowwood Roads	0.16
MT-19. - MT-23. Not Within Scope of Survey	

Neighborhood: Mattapan

Map of Neighborhood's Open Space



CITY OF BOSTON PARK EVALUATION

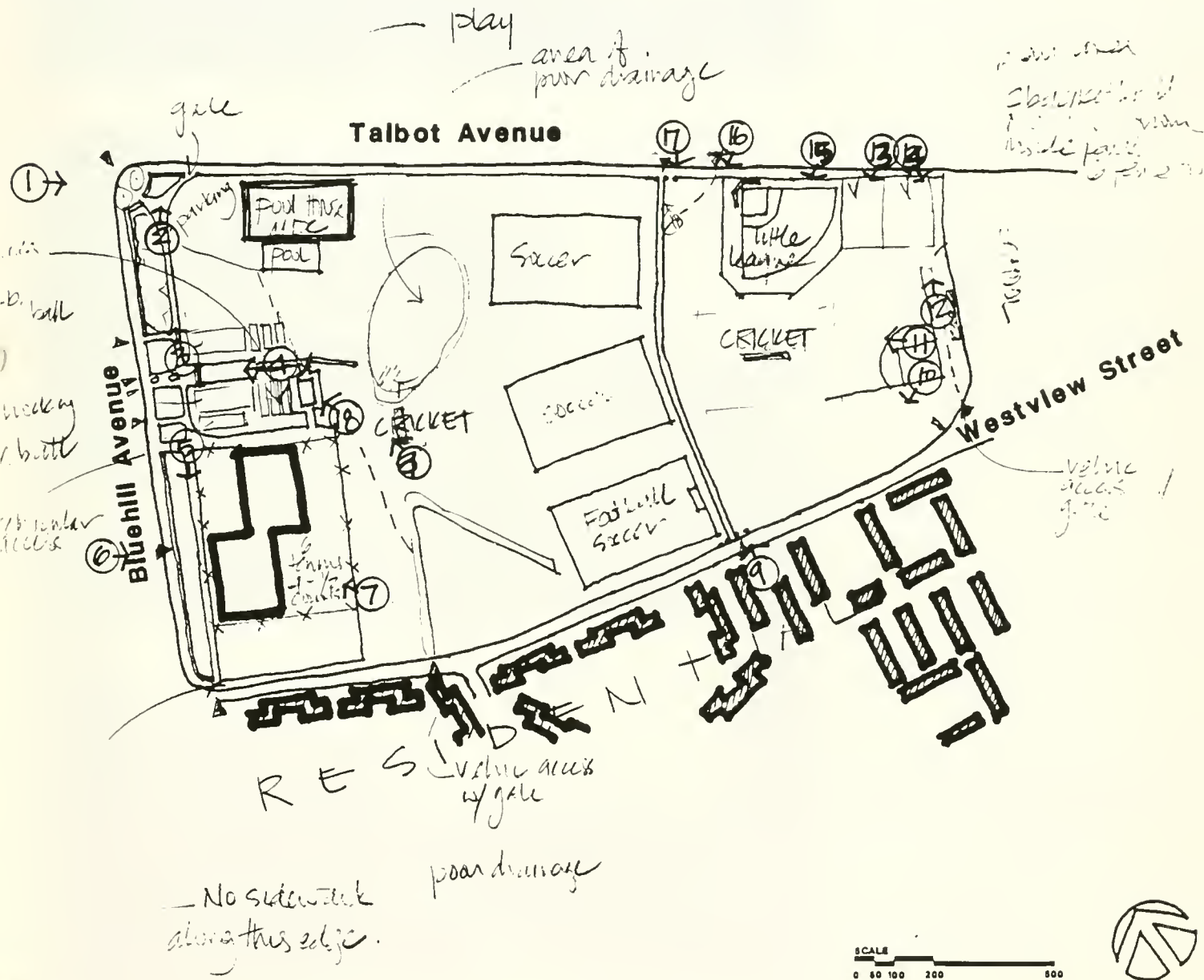


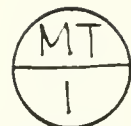
SITE NO.

Neighborhood: MATTAPAN
 Site Name: HARAMBEE
 Location: BLUE HILL & TALBOT
 Evaluation Team: GF & Fdt
 Evaluation Date: 5.14.87
 Surrounding Land Uses: Commercial & Residential

Site Type: Play field
 Acreage: 45.59 A
 Weather Conditions: Sunny

Site Plan





SITE NO.

**Site Photograph 1**

Entry to park from
Blue Hill Avenue.
Stone wall and piers
and mature trees
create a strong entrance.

**Site Photograph 2**

Inside edge of entrance.
Attractive stand of
mature trees.

**Site Photograph 3**

Area of pavement
in poor condition,
worn grass.

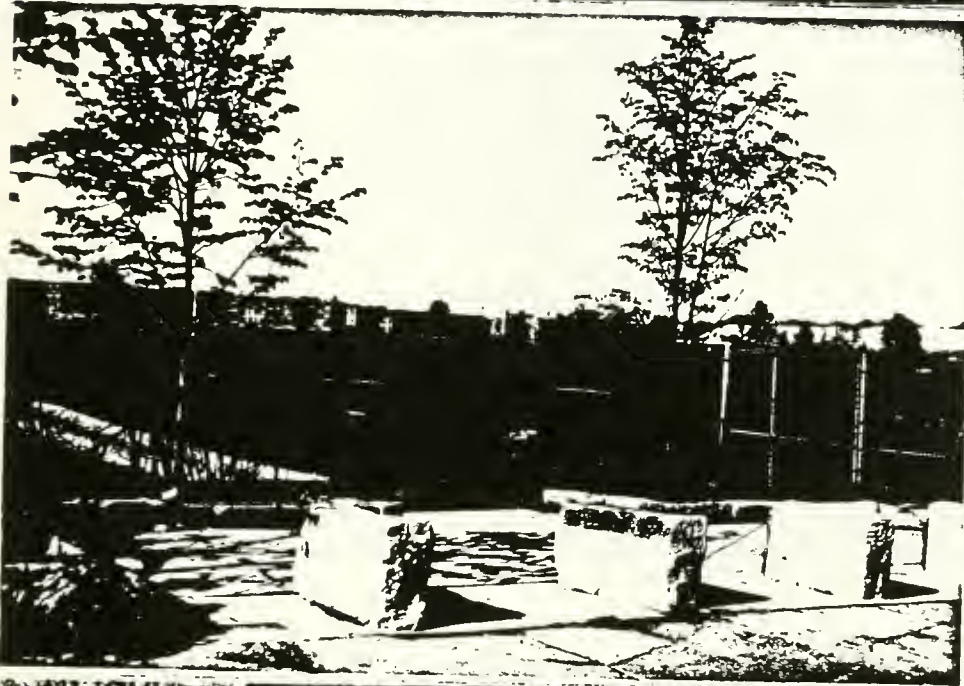


SITE NO.



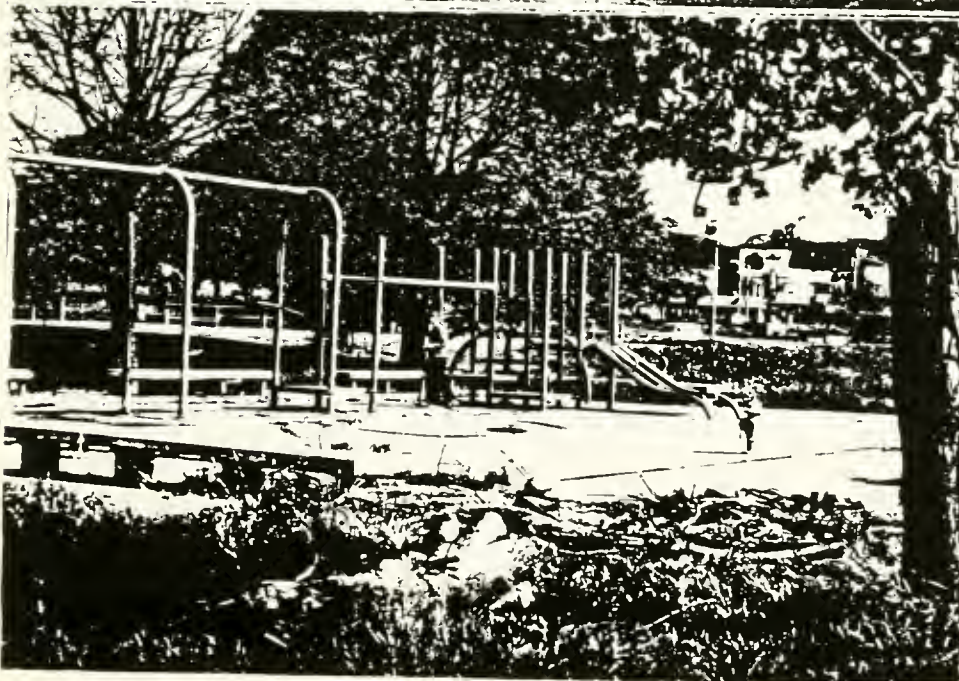
Site Photograph 16

Entrance to softball field.



Site Photograph 17

Entrance from Talbut Avenue. Granite pieces used as access control.

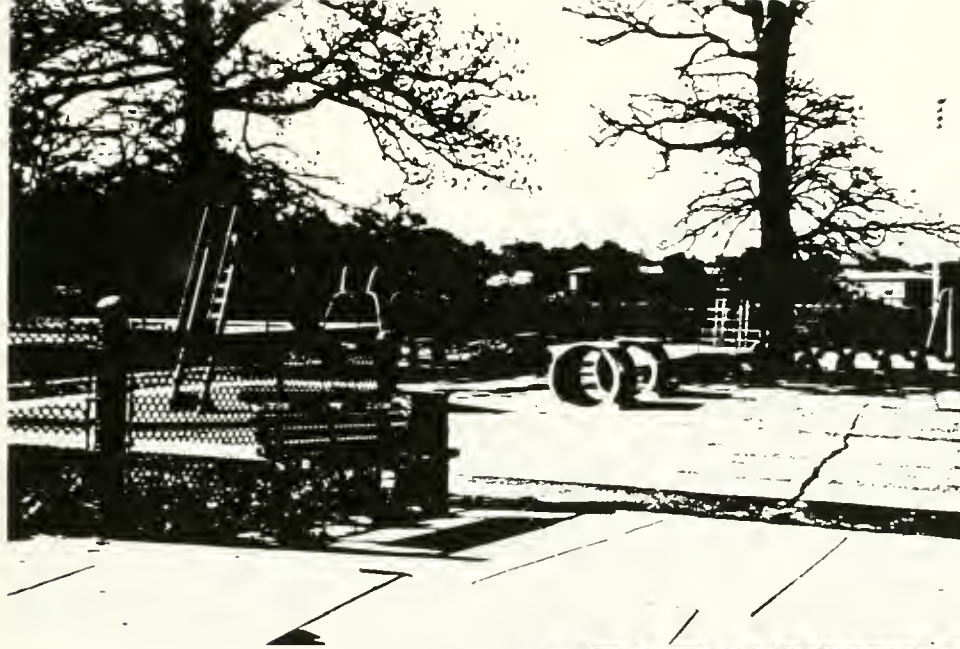


Site Photograph 18

Playground - Debris from dead tree needs removal. Rubber safety surface at base of structure easily removed. No slats left on swings.



SITE NO.



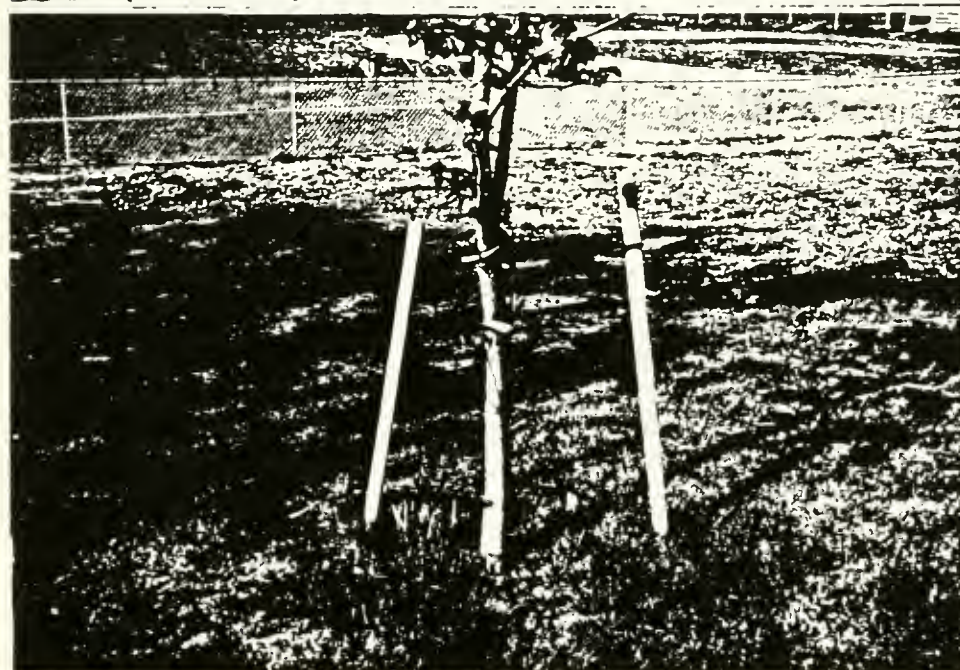
Site Photograph 13

Playground. Mature trees have been encased in pavement.



Site Photograph 14

Recently constructed basketball courts.



Site Photograph 15

Recent tree plantings. Guy wires and poles should be removed.





SITE NO.



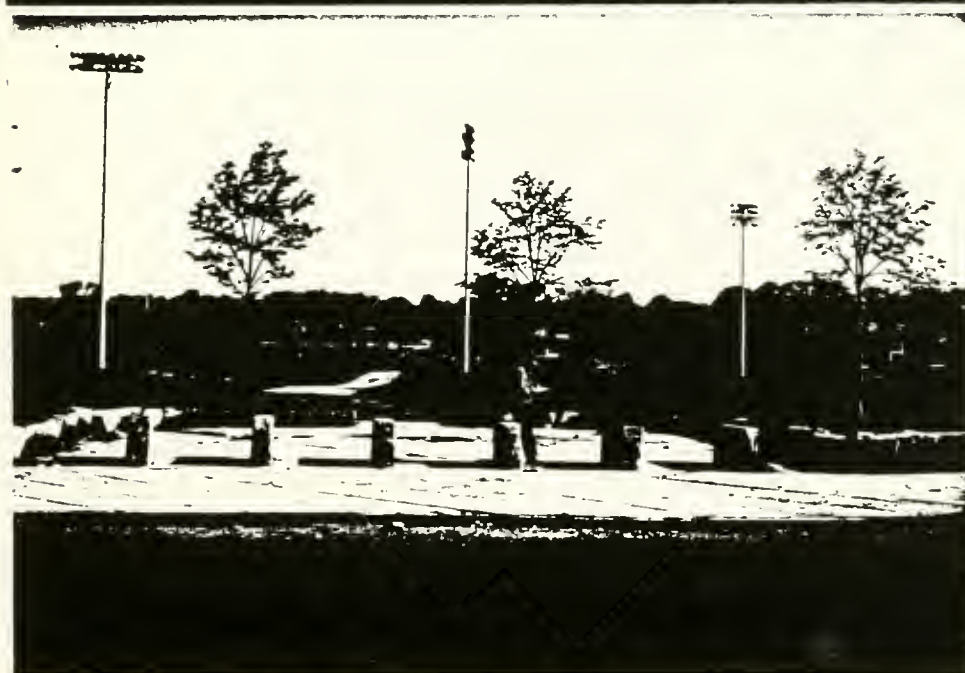
Site Photograph 7

Clay surface tennis courts - unusable.



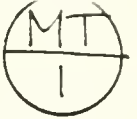
Site Photograph 8

View across field to MDC poolhouse. Edge of cricket pitch at right. Area of poor percolation and ponding in center.



Site Photograph 9

Access from Westview Street. Granite pieces used as access control.

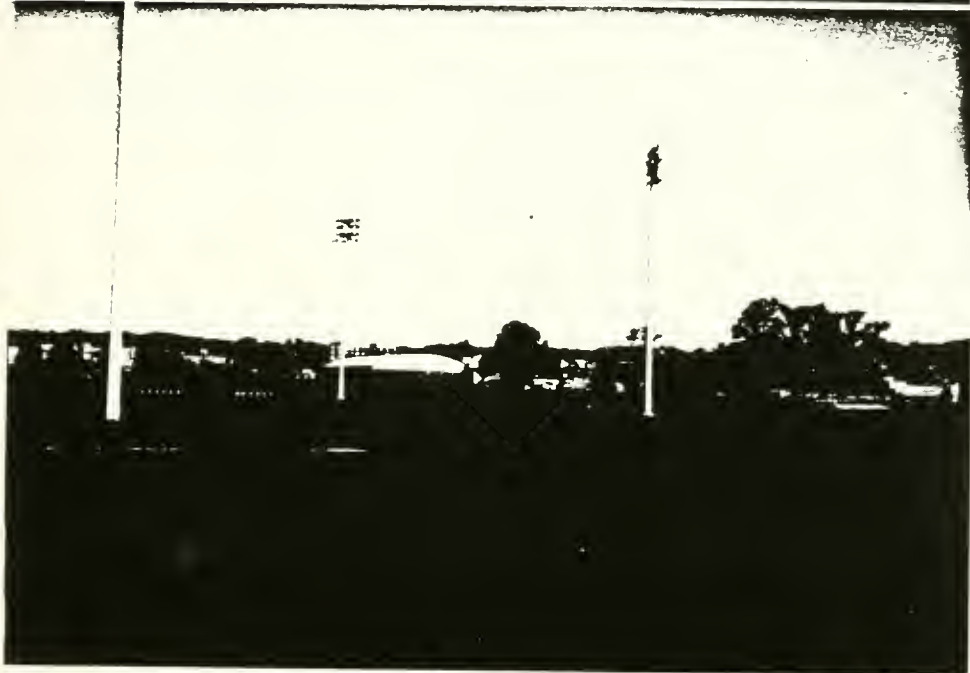


SITE NO.



Site Photograph 10

View across site showing housing at left and building at far end of park.



Site Photograph 11

View across site. Cricket pitch in center and M.D.C. poolhouse at far end of park.



Site Photograph 12

Mature tree planting provides attractive shaded walkway at end of site.

Neighborhood: Mattapan
Site Name: Harambee (Franklin Field)
Location: Blue Hill and Talbot Avenues
Acreage: 45.59 A
Site Type: Playfield

Site Description:

Harambee (formerly Franklin Field) is a very large park that has been developed with athletic fields and courts as well as playgrounds. The park also incorporates an MDC skating rink/pool complex and a city tennis complex. Several groves of large post oak trees are located along the eastern boundaries of the park, while the western edge of the park is planted with mature trees and embellished with well-constructed stone walls.

Condition Assessments:

The standard park-built elements vary considerably in condition. The stone walls, sports lights and most of the fencing are in good condition. The benches vary from good condition to unusable. The pedestrian paving is generally in fair condition, although some sections are very poor. Recently constructed granite block seat-walls are of poor workmanship. The athletic courts are generally in good condition. Two of the soccer fields are badly worn and compacted, and the third has an irregular slope. One little league field is in overall good condition. The second needs restoration. One of the two cricket pitches is in good condition, while the second is in poor condition. The playgrounds are generally in poor condition. The trees are mostly in good condition, but, staking wires need to be removed. Several oaks on the Talbot Avenue playground are in decline. The grass is mostly in fair condition, and is poorly mowed. A large area behind the MDC complex has poor drainage.

Major Site Issues:

Harambee offers great potential to satisfy the area's active recreational needs, but there are several problems that work against this. Maintenance of fields and courts, grass areas and trash is inadequate. The circulation system is inadequate as well, and there is a need to develop pedestrian links between park areas, plus a walkway along Westview Street. Additional issues include the visual dominance of MDC and park buildings, which block park access and visibility. The large trees on the Talbot Avenue playground are suffering from being encased in pavement. ~~The park's original stone walls are impressive, but recently constructed walls fall far short of the quality of the original walls.~~

delete

Neighborhood: Mattapan

Site Name: Harambee (Franklin Field)

No.: MT-1

Location: Blue Hill and Talbot Avenues

Acreage: 45.59 A Site Type: Playfield

Site Description:

Harambee (formerly Franklin Field) is a very large park developed with athletic fields and courts as well as playgrounds. The park also incorporates an M.D.C. skating rink/pool complex and a City tennis complex. Several groves of large Post Oak trees are located along the eastern boundaries of the park near an elementary school and Talbot Avenue. The western edge of the park abutting Blue Hill Avenue is also planted with mature trees and embellished with well-constructed stone walls with granite caps and gates. There are basketball, street hockey and volleyball courts, a playground and a tennis court building. A second complex of basketball courts, little league field, cricket field and playground is located at the eastern end of the park. In the central park section are football and soccer fields.

Condition Assessments:

The standard park built elements vary considerably in condition. The stone walls, sports lights and most of the fencing are in good condition. The benches vary from good condition to unusable. The pedestrian paving is generally in fair condition although some sections are very poor. Recently constructed granite block seat-walls of recent installation are of poor workmanship. The athletic courts are generally in good condition. Two of the soccer fields are badly worn and compacted, and the third has an irregular slope. One little league field is in overall good condition. The second needs restoration. One of the two cricket pitches is in good condition, while the second is in poor condition. The playgrounds are generally in poor condition. The trees are mostly in good condition, however, staking wires need to be removed. Several Oaks in the Talbot Avenue playground are in decline. The grass is mostly in fair condition, and is poorly mowed. A large area behind the M.D.C. complex has poor drainage.

DRAFT

Major Site Issues:

Harambee offers great potential to satisfy the area's active recreational needs, and in the number and variety of its facilities it goes a long way toward providing for those needs. However, there are several problems that work against this. Maintenance of fields and courts, grass areas and trash is inadequate. The circulation system is inadequate as well, and there is a need to develop pedestrian linkages between park areas and a walkway along Westview Street. Poor drainage in some field areas, soil compaction and irregular surfaces in places all need attention.

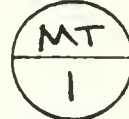
The major visual problem with the park is the domination of the Blue Hill Avenue edge by M.D.C. and City park buildings. Buildings block visibility and access into the park.

The park's mature trees provide attractive shaded areas and visually strengthen the Blue Hill Avenue entrance. More plantings of trees would further enrich the site, particularly at entrances and along edges. The large trees in the Talbot Avenue playground are suffering from being encased in pavement.

The park's original stone entrance walls are impressive and the recently constructed walls fall far short of the quality of the original.

CITY OF BOSTON PARK EVALUATION

SITE SUMMARY



SITE NO.

Address: 1000 Beacon St, Boston, MA 02115
 General: 617-635-2200
 Location: 1000 Beacon St, Boston, MA 02115

DESIGN CONSIDERATIONS:	
LAYOUT/ORGANIZATION OF SPACE	Overall layout is good. It is a good mix of open space and paved areas. The layout is well thought out and the space is well organized.
USE OF PLANT MATERIALS	There are many trees and shrubs throughout the park. The plant materials are well maintained and the park is well landscaped.
APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD	The park is well located and the functions are appropriate for the neighborhood. The park is a good place for families and children to play.
BARRIER FREE DESIGN	The park is well designed for accessibility. There are many paved paths and the park is well maintained.
DRAINAGE CONDITION	The drainage is good. There are many drains and the park is well maintained.
DESIGN-RELATED MAINTENANCE ISSUES	There are some design-related maintenance issues. The park is well maintained but there are some areas that need more attention.
VANDALISM	There is some vandalism in the park. There are some areas that need more security and the park is well maintained.
VACANT PARCEL TO SOUTH, EAST	No
VISIBILITY AND SAFETY:	
VISIBILITY INTO SPACE	Because of size & location of buildings, views in and out of space are somewhat limited.
VISIBILITY OUT FROM SPACE	No
HIDDEN CORNERS IN SPACE	No
CONDITION ASSESSMENTS:	
STANDARD PARK BUILT ELEMENTS	Most benches, bleachers, ballads, lights, gates, wall & fencing in good condition.
SPORTS FACILITIES	Baseball & softball field, cricket ground, football, basketball, 2 soccer, 3 day tennis.
PLAYGROUNDS	Playground - good, 1 fair.
BUILDINGS	-
NATURAL PARK ELEMENTS	Most trees good. grass very poorly maintained.

PRIMARY SITE ISSUES:

- 1. Maintenance - grass mowing, weed control, trash pickup is very poor - upkeep of field & ground surfaces inadequate.
- 2. Circulation - City street needs addition of pedestrian linkages and a well way along the street.
- 3. Accessibility - Addition of parking of sports here.
- 4. Edge treatment - Addition of edge treatment in landscaping. Fencing around baseball field.
- 5. Drainage - Poor in some areas. Addition of drains along the street.
- 6. Security - Addition of security along the street.



SITE NO.

SITE NO.

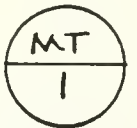
SITE NO.

CITY OF BOSTON PARK EVALUATION

BUILDINGS AND
PLAYGROUNDS

p. 8

ACCESS, CIRCULATION
AND PARKING



SITE NO.

Design of playground on island for
children to sit on - e.g. natural (logs)
and rock outcroppings.

2 slides
Climbing
1 bridge
1 tunnel

	QUANTITY			MATERIALS								CONDITION				LOCATION		MISC.							
	# BUILDINGS	# PLAYGROUNDS	ADEQUATE #	ADEQUATE #	INAPPROPRIATE	METAL	WOOD	METAL & WOOD	CONCRETE	SAND	BARK MULCH	ASPHALT	OTHER	EXCELLENT	GOOD	FAIR	POOR		UNUSABLE	WELL LOCATED	POORLY LOCATED	INAPPROPRIATE	SEATING PRESENT	FENCING PRESENT	SAFETY PRESENT
RECREATION																									
RESTROOM																									
STORAGE																									
OTHER																									
PLAYGROUNDS (GENERAL)	2																								
EQUIPMENT:																									
10' x 10' wooden slide																									
Swing set																									
15' x 15' x 15'																									
SURFACE																									
EDGING																									
FENCING																									
AGE DISTRIBUTION:																									

	SURFACE CONDITION		MATERIALS		ORGANIZATION		ACCESS		PARKING										
	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	BIT. CONCRETE (SNOW)	CONCRETE	STONE DUST/ OTHER	WELL ORGANIZED	DESIGN LINES	RESPONDS TO	ACCESS POINTS	EASY VEHICLE ACCESS	VEHICLE CONTROL	ACCESS UNRAVABLE	WELL LOCATED	POORLY LOCATED	APPROPRIATE	INAPPROPRIATE
PEDESTRIAN CIRCULATION																			
VEHICULAR CIRCULATION																			
PEDESTRIAN ACCESS																			
VEHICULAR ACCESS																			
MAINTENANCE ACCESS																			
ACCESS CONTROL: 201																			
ACCESS, CIRCULATION AND PARKING																			
DATE: 10/1/78																			
BY: [Signature]																			

MAINTENANCE SHEET

CITY OF BOSTON PARK EVALUATION

NATURAL PARK
ELEMENTS



SITE NO.

SPECIAL ECOLOGICAL FEATURE/AREA	QUANTITY		CONDITION				LOCATION		MISC.			
	EXISTS	QUANTITY	EXACT COUNT	ESTIMATED COUNT	MAINTENANCE REMOVAL	# COVERAGE	UNRATABLE (SNOW)	WELL LOCATED		POORLY LOCATED	APPROPRIATE OR NOT	APPEARANCE / VISIBILITY
TREES	X	102	X		100%			X		X		on newly planted trees
SHRUBS												
TURF								X				Very poorly mowed
GROUND COVER												
FLOWER BEDS												
GROUND												
CONTAINER												
WEED SPECIES												W. trees along E. side
WOODS												
PONDS												
STREAMS												

Recently planted trees need removal of stakes, quinine & tree wrap.

CITY OF BOSTON PARK EVALUATION

MT
2

SITE NO.

Neighborhood: MATTAPAN

Site Name: HUNT PLAYGROUND

Location: ALMONT

Evaluation Team: SF & BHT

Evaluation Date: 5.14.87

Surrounding Land Uses: Residential

Site Type: Multi purpose park

Acreage: 17.81A

Weather Conditions:

Sunny

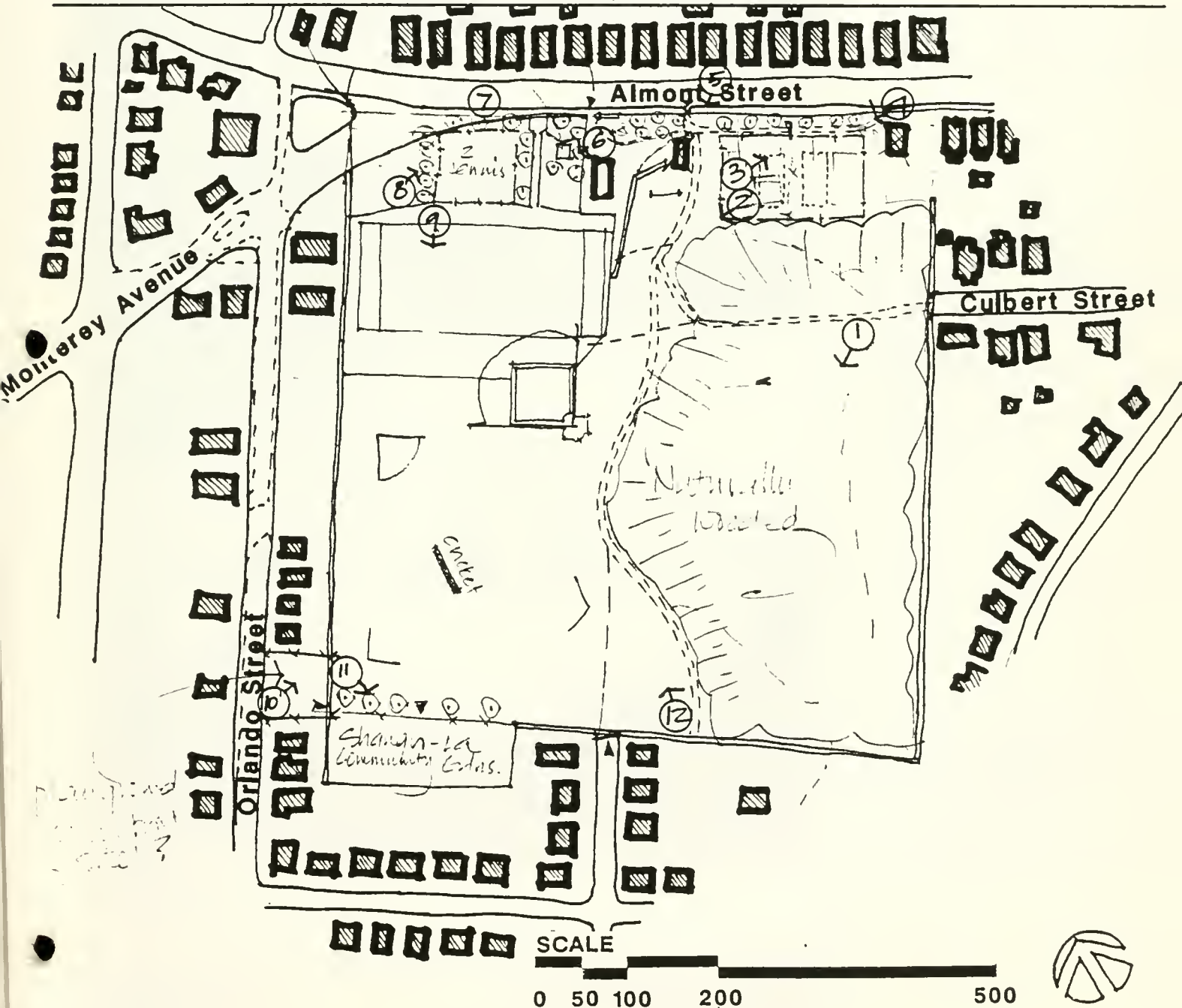
heads access

play area

relic access
w/chain

2 basket ball
- 2 tennis

Site Plan





SITE NO.



Site Photograph 1

General character of naturally wooded portion of site.



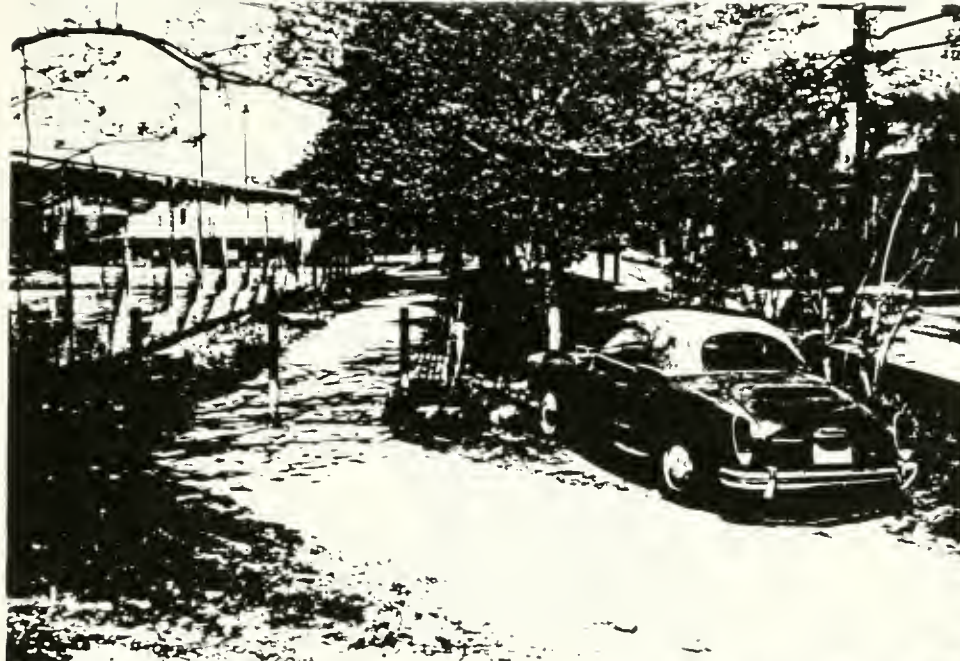
Site Photograph 2

Trash build-up in corner of basketball courts. Fence installed at base of wall results in leaves and debris trapped between them.



Site Photograph 3

Basketball courts. Shade trees planted along street edge.



Site Photograph 4

Walkway along edge of park. Well-built wall but blocks visibility into park. Trees growing well in generous plant bed. Car inappropriately parked.



Site Photograph 5

Entrance from Almont Street. Chain used as access control. Swings and clubhouse behind.



Site Photograph 6

Timber play structure - in poor condition. Shade trees good.



Site Photograph 7

Guy wires and stakes
have been on trees
8 years and should
be removed immediately.



Site Photograph 8

Poor grass mowing -
small mower not used
to get into corners.



Site Photograph 9

View across ball-
fields.



SITE NO.



Site Photograph 10

Playground at edge of property. Is it part of park?



Site Photograph 11

Area at end of park used as community gardens.



Site Photograph 12

Well laid-out walkway - in need of weeding.

Neighborhood: Mattapan
Site Name: Hunt Playground
Location: Almont Street
Acreage: 17.81 A
Site Type: Multi-Purpose Park

Site Description:

Hunt Playground is a large, multi-purpose park located on the west side of Almont Street near its junction with Blue Hill Avenue. The park has very limited road frontage. In addition to entrance from Almont Street, park access is gained from a small abutting lot off Orlando Street, as well as at the ends of Culbert and Favre Streets. The eastern half of the park consists of a high, dry rocky area with a natural oak and black birch woodland. In the western half of the site below steep slopes with rock outcroppings there is a large field sports area with a cricket field, softball, little league and soccer fields. Along Almont Street there are tennis and basketball courts, a recreation building and a small playground area. A stone wall edges the park along Almont Street. Surrounding land uses are residential.

Condition Assessments:

The standard park-built elements vary considerably in condition from good to unusable. The sports courts are mostly in good condition, but, backboards need repair and tennis net poles need hardware. The playing fields are in fair condition, but, the infields need major repair and reconstruction. The center of the soccer field is badly worn and the soil is compacted. The two playgrounds are in poor and minimally usable condition. The trees are mostly in good condition. Recently planted linden trees have not had their guy wires removed, and wires are starting to girdle the trunks. Grass is mostly in good condition, although not well-maintained. Renovations to the park are scheduled by the city.

Major Site Issues:

Inadequate maintenance, vandalism and inappropriate use have caused damage and deterioration. The limited amount of road frontage in combination with the three-and-one-half-foot stone wall makes park supervision particularly difficult, and likely aggravates vandalism and use problems. Access and circulation are also very limited, and every access point has a chain across it. Desire lines in the park indicate a need for further pathway development. Equipment in the play area is inadequate if this is to be used as a neighborhood playground.

Neighborhood: Mattapan

Site Name: Hunt Playground

No.: MT-2

Location: Almont Street

Acreage: 17.81 A

Site Type: Multi-Purpose Park

Site Description:

Hunt Playground is a large multi-purpose park located on the west side of Almont Street near its junction with Blue Hill Avenue. The park has very limited road frontage. In addition to entrance from Almont Street, park access is gained from a small abutting lot off Orlando Street as well as at the ends of Culbert and Favre Streets. The eastern half of the park consists of a high, dry rocky area with a natural Oak and Black Birch woodland. In the western half of the site below steep slopes with rock outcroppings there is a large field sports area with a cricket field, softball, little league and soccer fields. Along Almont Street there are tennis and basketball courts, a recreation building and a small playground area. A stone wall edges the park along Almont Street. Surrounding land uses are residential.

Condition Assessments:

The standard park built elements vary considerably in condition from good to unusable. The sports courts are mostly in good condition, however, backboards need repair and tennis net poles need hardware. The playing fields are in fair condition, however, the infields need major repair and reconstruction. The center of the soccer field is badly worn and the soil is compacted. The two playgrounds are in poor and minimally usable condition. The trees are mostly in good condition. However, recently planted Linden trees have not had their guy wires removed, and wires are starting to girdle the trunks. Grass is mostly in good condition, although not well maintained. Renovations to the park are scheduled by the City.


Major Site Issues:

The presence of woodlands and mature shade trees as well as recent plantings along athletic courts and Almont Street give Hunt Playground a rich, park-like character. However, inadequate maintenance, vandalism and inappropriate use have caused damage and deterioration. The limited amount of road frontage in conjunction with the 3-1/2 foot stone wall make park supervision particularly difficult and no doubt aggravate vandalism and use problems. Dirt bikes are causing severe damage to the grass in places.

Access and circulation is very limited, and every access point has a chain across it. The northwest park edge lacks an entrance, and holes are cut in the fence to provide for it. Desire lines in the park indicate a need for further pathway development.

Equipment in the play area is inadequate and if there is a need for a playground in the neighborhood more equipment should be added.

SITE SUMMARY



DESIGN CONSIDERATIONS:	1. 1st level 1st floor level, all other levels are finished
LAYOUT/ORGANIZATION OF SPACE	1st level 1st floor level, 1/2 level 1st floor level, 1/2 level 1st floor level
USE OF PLANT MATERIALS	1st level 1st floor level, 1/2 level 1st floor level, 1/2 level 1st floor level
APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD	1st level 1st floor level, 1/2 level 1st floor level, 1/2 level 1st floor level
BARRIER FREE DESIGN	1st level 1st floor level, 1/2 level 1st floor level, 1/2 level 1st floor level
DRAINAGE CONDITION	1st level 1st floor level, 1/2 level 1st floor level, 1/2 level 1st floor level
DESIGN-RELATED MAINTENANCE ISSUES	1st level 1st floor level, 1/2 level 1st floor level, 1/2 level 1st floor level
VANDALISM	1st level 1st floor level, 1/2 level 1st floor level, 1/2 level 1st floor level
VACANT PARCEL TO SOUTH, EAST	1st level 1st floor level, 1/2 level 1st floor level, 1/2 level 1st floor level
VISIBILITY AND SAFETY:	1st level 1st floor level, 1/2 level 1st floor level, 1/2 level 1st floor level
VISIBILITY INTO SPACE	1st level 1st floor level, 1/2 level 1st floor level, 1/2 level 1st floor level
VISIBILITY OUT FROM SPACE	1st level 1st floor level, 1/2 level 1st floor level, 1/2 level 1st floor level
HIDDEN CORNERS IN SPACE	1st level 1st floor level, 1/2 level 1st floor level, 1/2 level 1st floor level
CONDITION ASSESSMENTS:	1st level 1st floor level, 1/2 level 1st floor level, 1/2 level 1st floor level
STANDARD PARK BUILT ELEMENTS	1st level 1st floor level, 1/2 level 1st floor level, 1/2 level 1st floor level
SPORTS FACILITIES	1st level 1st floor level, 1/2 level 1st floor level, 1/2 level 1st floor level
PLAYGROUNDS - all types	1st level 1st floor level, 1/2 level 1st floor level, 1/2 level 1st floor level
BUILDINGS	1st level 1st floor level, 1/2 level 1st floor level, 1/2 level 1st floor level
NATURAL PARK ELEMENTS	1st level 1st floor level, 1/2 level 1st floor level, 1/2 level 1st floor level

PRIMARY SITE ISSUES:

- 1. Lack of sports & play facilities minimal. Children are very poor at sports, even soccer, basketball, etc. They are very poor at sports, even soccer, basketball, etc.
- 2. Lack of recreation facilities. There are no playgrounds, no sports fields, no swimming pool, etc.
- 3. Lack of recreation facilities. There are no playgrounds, no sports fields, no swimming pool, etc.
- 4. Lack of recreation facilities. There are no playgrounds, no sports fields, no swimming pool, etc.
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- 7. Lack of recreation facilities. There are no playgrounds, no sports fields, no swimming pool, etc.
- 8. Lack of recreation facilities. There are no playgrounds, no sports fields, no swimming pool, etc.
- 9. Lack of recreation facilities. There are no playgrounds, no sports fields, no swimming pool, etc.
- 10. Lack of recreation facilities. There are no playgrounds, no sports fields, no swimming pool, etc.

SITE NO.

STANDARD PARK BUILT ELEMENTS

$$\frac{MT}{2}$$

SITE NO.

	QUANTITY	MATERIALS	CONDITION	LOCATION	MISC.
	AMOUNT ADEQUATE # INADEQUATE #	WOOD CONCRETE WOOD & CONCRETE WOOD & METAL STONE BRICK CHAIN LINK VINYL CHAIN BIT. CONCRETE OTHER	EXCELLENT GOOD FAIR POOR UNUSABLE UNREPAIRABLE (SNOW) POORLY LOCATED APPROPRIATENESS EVIDENCE OF HANDICAP		
BENCHES, PARK	6	2	7	X	
BICYCLE RACKS	1		5		
BLEACHERS	1	1	1		
BOLLARDS	10	1	2	X	
CATCH BASINS	3		3		
CURBS					
DRINKING FOUNTAINS	2	2	2		
DUMPSTERS	1				
FENCES					
GAME TABLES	1				
LIGHTING					
PEDESTRIAN:					
PARKING/ROAD:	1				
SPORTS	10	4	16		
MONUMENTS	1	1	3		
PICNIC TABLES	8	1	5		
RAILINGS					
RAMP	1				
SERVICE GATES	1				
SIGNS, ENTRY	1				
STAIRS	1				
TRASH RECEPTACLES:	2		A		
WALLS				X	
WATER FEATURES	1				
OTHER					

[illegible]

CITY OF BOSTON PARK EVALUATION

NATURAL PARK
ELEMENTS



SITE NO

	QUANTITY	CONDITION	LOCATION	MISC.
TREES	31	WELL LOCATED (SNOW)		
SHRUBS	20	WELL LOCATED		
TURF	1	WELL LOCATED		
GROUND COVER	40	WELL LOCATED		
FLOWER BEDS		WELL LOCATED		
GROUND		WELL LOCATED		
CONTAINER		WELL LOCATED		
WEED SPECIES		WELL LOCATED		
WOODS		WELL LOCATED		
PONDS		WELL LOCATED		
STREAMS		WELL LOCATED		
SPECIAL ECOLOGICAL FEATURE/AREA		WELL LOCATED		

10/10/01 11:00 AM

CITY OF BOSTON PARK EVALUATION



SITE NO.

Neighborhood: MATTAPAN

Site Name: WALKER PLAYGROUND

Location: NORFOLK

Evaluation Team: SF & BH

Evaluation Date: 5.14.87

Surrounding Land Uses: Residential, Railroad, Undeveloped

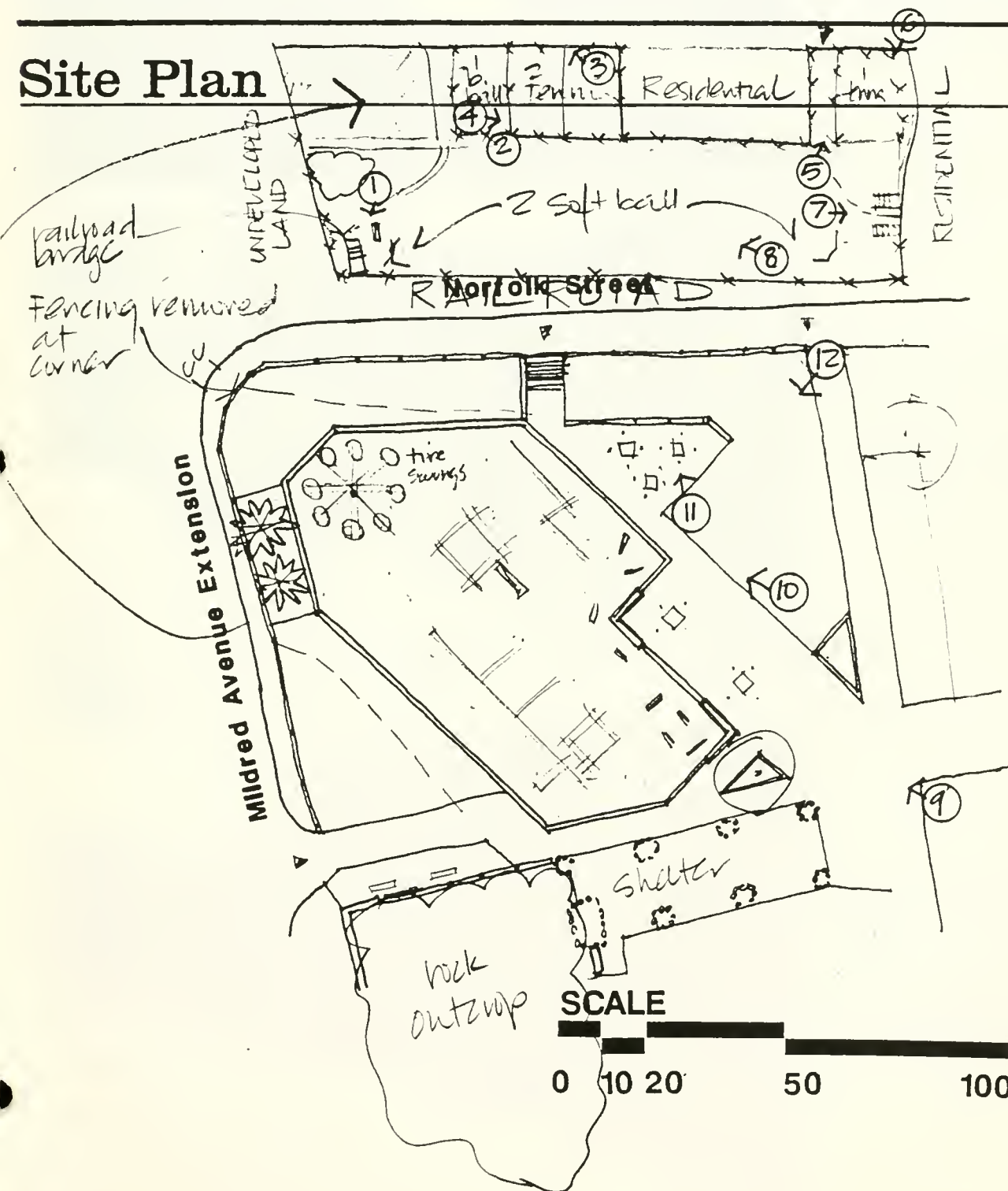
Site Type: Playlot

Acreage: 2.91A 3A

Weather Conditions:

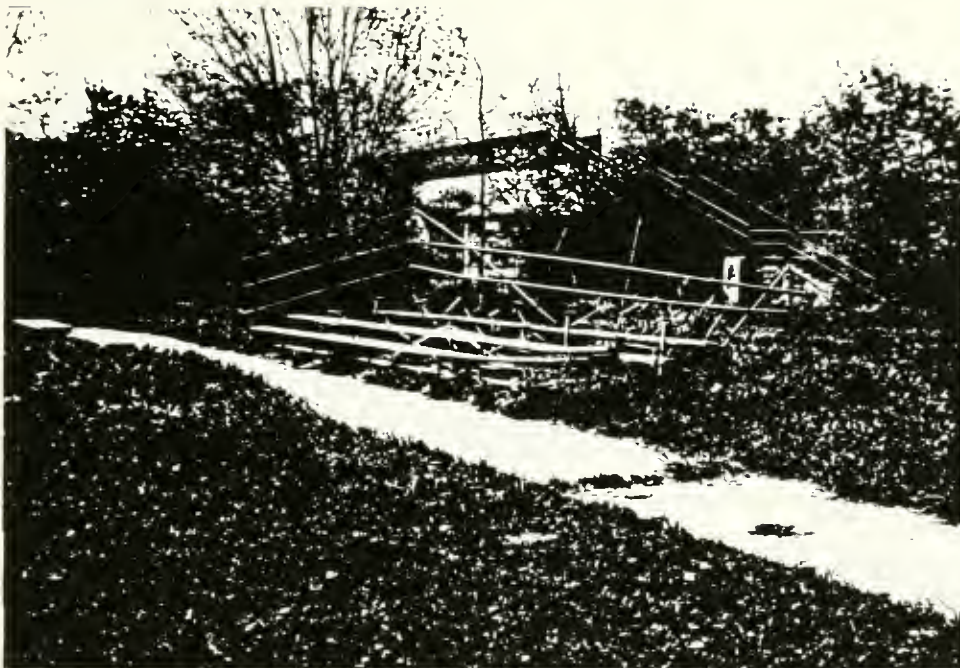
Sunny

Site Plan

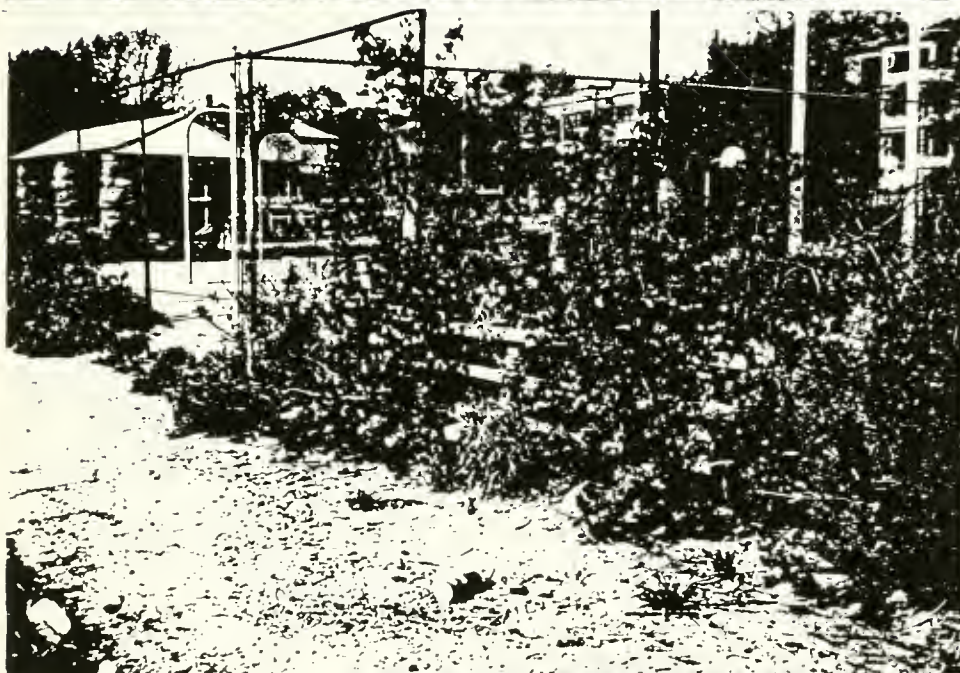




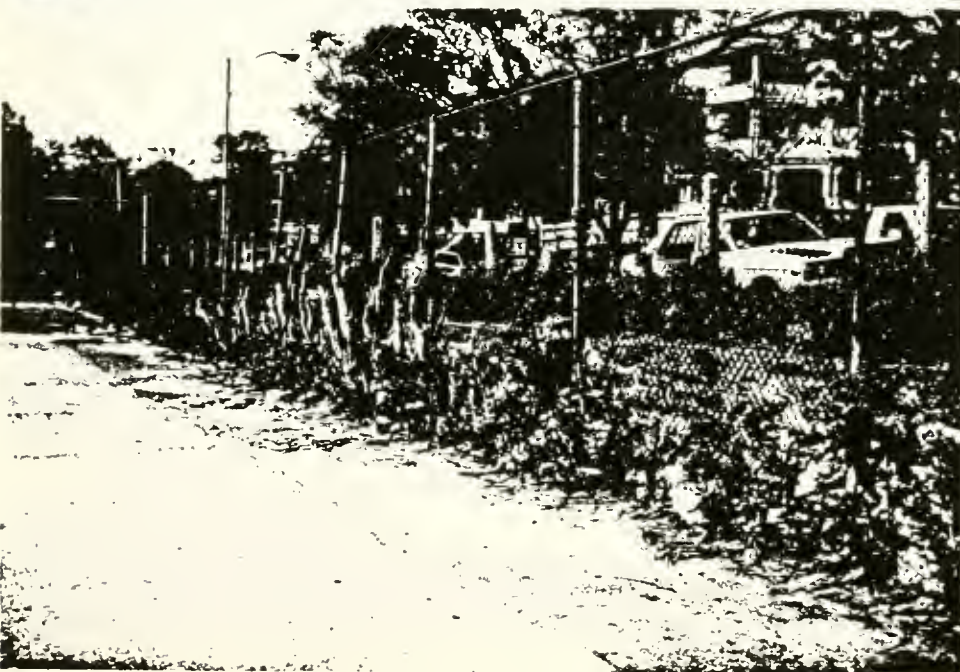
SITE NO.

**Site Photograph 1**

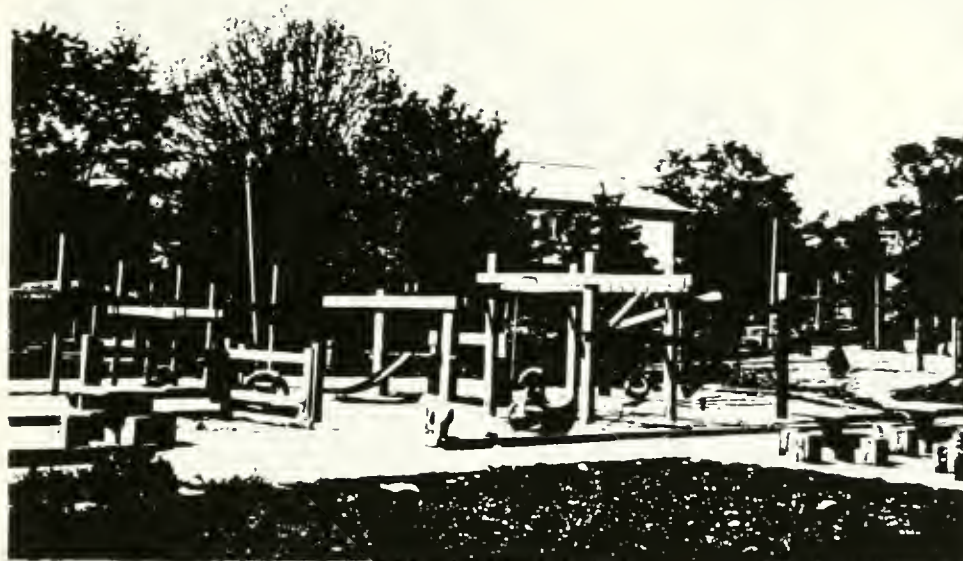
Bleachers - unusable
due to vandalism.
Pedestrian railroad
bridge should be
attended to -
a safety hazard due to
deterioration.

**Site Photograph 2**

Weed tree growth along
fenceline has
demolished bench.
Sidewalk surface poor.

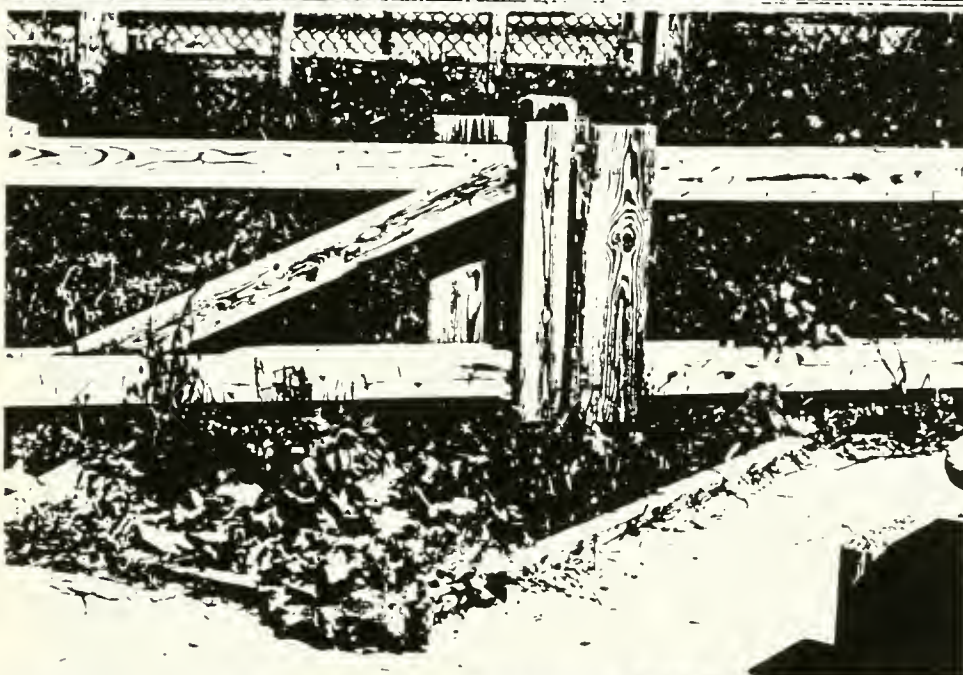
**Site Photograph 3**

Location of fence at
base of retaining
wall creates a
condition that is
very difficult to keep
weed free.



Site Photograph 10

Playground - Concrete play animals and timber climbing structures. Note fence down at corner at right, and grass worn by foot traffic.



Site Photograph 11

Wood fence - picket removed and nail points protruding.



Site Photograph 12

Playground - note broken concrete animals, benches and graffiti. Park shelter and ruins of old house behind.



Site Photograph 7

Access from end street well used, but stairways badly deteriorated



Site Photograph 8

View across field towards tennis and basketball courts.



Site Photograph 9

View towards play area. Condition of paved surface varies.



Site Photograph 4

Fencing removed. Weed growth along edge unsightly.



Site Photograph 5

Unkempt access from Norfolk Street. Overgrown planting gives walkway a feeling of lack of safety. Abandoned tennis court at right.



Site Photograph 6

Entrance to park from Norfolk Street area unmaintained. Dumping of trash and building materials.

Neighborhood: Mattapan
Site Name: Walker Playground
Location: Norfolk Street and Milford Avenue Extension
Acreage: 3.0 A
Site Type: Playground

Site Description:

Walker Playground is a somewhat rectangular park between the Conrail railroad tracks on the south and Norfolk Street on the north. To the west is Milford Avenue Extension and an undeveloped lot. To the east are residences and the dead end of Astoria Street. Two houses on Norfolk Street are inholdings within what would otherwise be a rectangular park.

A playground and open-air shelter are located on the corner of Norfolk and Milford, behind which is a puddingstone outcropping with the ruins of a stone building. The park contains tennis and basketball courts and softball fields. Adjacent land uses are residential, for Conrail and undeveloped.

Condition Assessments:

Standard park-built elements vary considerably in condition from good to unusable. The basketball and two tennis courts are in fair condition, and in need of hardware and new fixtures in several cases. Two tennis courts are unusable and need to be entirely renovated. The play structures are in poor to unusable condition. The softball fields need new infields and one new backstop. The outfield grass is fair and not well-maintained. The trees are in fair condition and the lawn is worn and unmowed in many areas.

Major Site Issues:

The topography, rock outcroppings and naturally occurring tree growth are special scenic features of Walker Playground. With the exception of the circulation system, its overall layout is good. However, the park is severely vandalized and poorly maintained. It appears unkempt and uncared for, and many facilities barely function. Dumping of trash and the deteriorated fence along Norfolk Street give the park an unattractive and uninviting appearance. The circulation system does not adequately respond to entrance from Astoria Street, and there are prominent desire lines that have developed as a result. The location of tennis courts in the east end of the park is isolated and creates a narrow, alley-like passage between courts and adjacent residences. The design of recent improvements has created unmowable grass strips. The remains of a railroad overpass should be inspected for stability and most likely removed.

Neighborhood: Mattapan

Site Name: Walker Playground

No.: MT-3

Location: Norfolk Street and Milford Avenue Extension

Acreage: 3.0 A

Site Type: Playground

Site Description:

Walker Playground is a somewhat rectangular park between the Conrail railroad tracks on the south and Norfolk Street on the north. To the west is Milford Avenue Extension and an undeveloped lot. To the east are residences and the dead end of Astoria Street. Two houses on Norfolk Street are inholdings within what would otherwise be a rectangular park.

A playground and open-air shelter are located on the corner of Norfolk and Milford, behind which is a puddingstone outcropping with the ruins of a stone building. The park contains tennis and basketball courts and softball fields. Adjacent land uses are residential, Conrail use and undeveloped land.

Condition Assessments:

Standard park built elements vary considerably in condition from good to unusable. The basketball and two tennis courts are in fair condition, in need of hardware and new appurtenances in several cases. Two tennis courts are unusable and need to be entirely renovated. The play structures are in poor to unusable condition. The softball fields need new infields and one new backstop. The outfield grass is fair and not well maintained. The trees are in fair condition and the lawn is worn and unmown in many areas.

Major Site Issues:

The topography, rock outcroppings and naturally occurring tree growth are special scenic features of Walker Playground. With the exception of the circulation system, its overall layout is good. However, the park is severely vandalized and poorly maintained. It appears unkempt and uncared for, and many facilities barely function. Dumping of trash and the deteriorated fence along Norfolk Street give the park an unattractive and uninviting appearance. The circulation system does not adequately respond to entrance from Astoria Street, and there are prominent desire lines that have developed as a result. The location of tennis courts in the east end of the park is isolated and creates a narrow, alley-like passage between courts and adjacent residence. The design of recent improvements has created unmowable grass strips. The remains of a railroad overpass should be inspected for stability and most likely removed.

The play structures are almost entirely non-functioning and require complete reconstruction.

The City of New York
Department of Health
Bureau of Sanitation
Division of Sanitation
Office of the Commissioner
New York, N.Y.

TO THE HONORABLE
THE COMMISSIONER OF THE
DEPARTMENT OF HEALTH
NEW YORK, N.Y.

SUBJECT: [Illegible]

RE: [Illegible]

DATE: [Illegible]

BY: [Illegible]

FOR THE COMMISSIONER: [Illegible]

NEW YORK, N.Y.

SITE SUMMARY



DESIGN CONSIDERATIONS:	Good flow - playground along street, large playhall, U set inside, covered by chain link fence, it is covered by steel pipe, large chain link fence.
LAYOUT/ORGANIZATION OF SPACE	10' x 12' 3' trees? playground naturally occurring nearby but not on map
USE OF PLANT MATERIALS	nothing at all, surrounded with fence, not maintained, poor
APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD	nothing at all
BARRIER FREE DESIGN	nothing at all, playground not created, weed trap.
DRAINAGE CONDITION	nothing at all, or should be on edge of map
DESIGN-RELATED MAINTENANCE ISSUES	nothing at all, playground, broken equipment, playground, playground, playground
VANDALISM	nothing at all, playground, broken equipment, playground, playground, playground
VACANT PARCEL TO SOUTH, EAST	No
VISIBILITY AND SAFETY:	nothing at all, playground, broken equipment, playground, playground, playground
VISIBILITY INTO SPACE	nothing at all, playground, broken equipment, playground, playground, playground
VISIBILITY OUT FROM SPACE	nothing at all, playground, broken equipment, playground, playground, playground
HIDDEN CORNERS IN SPACE	nothing at all, playground, broken equipment, playground, playground, playground
CONDITION ASSESSMENTS:	nothing at all, playground, broken equipment, playground, playground, playground
STANDARD PARK BUILT ELEMENTS	nothing at all, playground, broken equipment, playground, playground, playground
SPORTS FACILITIES	nothing at all, playground, broken equipment, playground, playground, playground
PLAYGROUNDS	nothing at all, playground, broken equipment, playground, playground, playground
BUILDINGS	nothing at all, playground, broken equipment, playground, playground, playground
NATURAL PARK ELEMENTS	nothing at all, playground, broken equipment, playground, playground, playground

Stairs at entrance to V.I. building
- no paved path.

SITE NO.

	QUANTITY	MATERIALS	CONDITION	LOCATION	MISC.
	AMOUNT ADEQUATE # IN ADEQUATE # CONCRETE WOOD & CONCRETE METAL STONE BRICK CHAIN LINK VINYL CHAIN BIT. CONCRETE OTHER	EXCELLENT GOOD FAIR POOR UNUSABLE UNREPAIRABLE WELL LOCATED POORLY LOCATED APPROPRIATENESS EVIDENCE OF MAINTENANCE			
BENCHES, PARK	12	X	3 1 6 2	X	xprts, some missing boards
BICYCLE RACKS	-				
BLEACHERS	1	X	X	X	totally destroyed
BOLLARDS	1		X		
CATCH BASINS	2		2	X	
CURBS	-				
DRINKING FOUNTAINS	2	Z	2	X	graffiti
DUMPSTERS	-				
FENCES concrete posts / wood rails	-	X X	X X	X	many sections torn down
GAME TABLES	5	5	G	X	graffiti
LIGHTING	-				
PEDESTRIAN:	-				
PARKING/ROAD:	-				
SPORTS	8	X	5	X	profits
MONUMENTS	-				
PICNIC TABLES	-				
RAILINGS	-				
RAMP	-				
SERVICE GATES	-				
SIGNS, ENTRY	1	X	X	X	profits
STAIRS	3	X	1 2	X	wood center rebuilding
TRASH RECEPTACLES	4	X	1 1	X	graffiti
WALLS	-	X	X	X	masonry rebuilding
WATER FEATURES	-				
OTHER RR tracks	-				

CITY OF BOSTON PARK EVALUATION

SPORTS FACILITIES

MT
3

SITE NO.

	QUANTITY	MATERIALS	CONDITION	LOCATION	MISC.																				
	AMOUNT	INADEQUATE #	ADAPTABLE	SKINNED INFELD	SODDED INFELD	STONE DUST	ASPHALT	METAL	GRASS	OTHER	% COVERAGE	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	WELL LOCATED (SNOW)	POORLY LOCATED	APPROPRIATE	EVIDENCE OF VANDALISM	LIGHTING	TEAR SEALING	SPRAYING	FENCING PRESENT	
BASKETBALL:																									
SURFACE																									
BACKBOARD/HOOP																									
TENNIS:																									
BANGBOARD																									
FENCING																									
SURFACE																									
NET POLES																									
OTHER COURT:																									
BASEBALL:																									
BACKSTOP																									
INFELD																									
OUTFIELD																									
LITTLE LEAGUE:																									
BACKSTOP																									
INFELD																									
OUTFIELD																									
SOFTBALL:																									
BACKSTOP																									
INFELD																									
OUTFIELD																									
FOOTBALL: FIELD																									
SOCCER: FIELD																									
OTHER FIELD:																									
OTHER FACILITY:																									

graffiti

need handrails
#1 netz

212

1 2

2 2

6 2

1 1

2

96

9

111

7

2

4

8

CITY OF BOSTON PARK EVALUATION

NATURAL PARK
ELEMENTS

MT
3

SITE NO

	QUANTITY			CONDITION				LOCATION			MISC.	
	EXISTS	QUANTITY	ESTIMATED COUNT	MAINTENANCE	REMOVAL	# COVERAGE	UNRATABLE (SNOW)	WELL LOCATED	POORLY LOCATED	APPROPRIATELY LOCATED		DISAPPEARANCE OF EVIDENCE OF PLANT LIFE
TREES	X	40	X	40			X					
SHRUBS												
TURF	X						X					
GROUND COVER	-											
FLOWER BEDS												
GROUND	-											
CONTAINER	-											
WEED SPECIES	X											along fence down, in hammock, along and on slopes.
WOODS												
PONDS												
STREAMS												
SPECIAL ECOLOGICAL FEATURE/AREA	X											rock outcroppings

CITY OF BOSTON PARK EVALUATION

MT
4

SITE NO.

Neighborhood: MATTAPAN

Site Name: THETFORD ST. PLGD.

Location: THETFORD & EVANS

Evaluation Team: SF & PTT

Evaluation Date: 5.13.87

Surrounding Land Uses: Residential, undeveloped lot

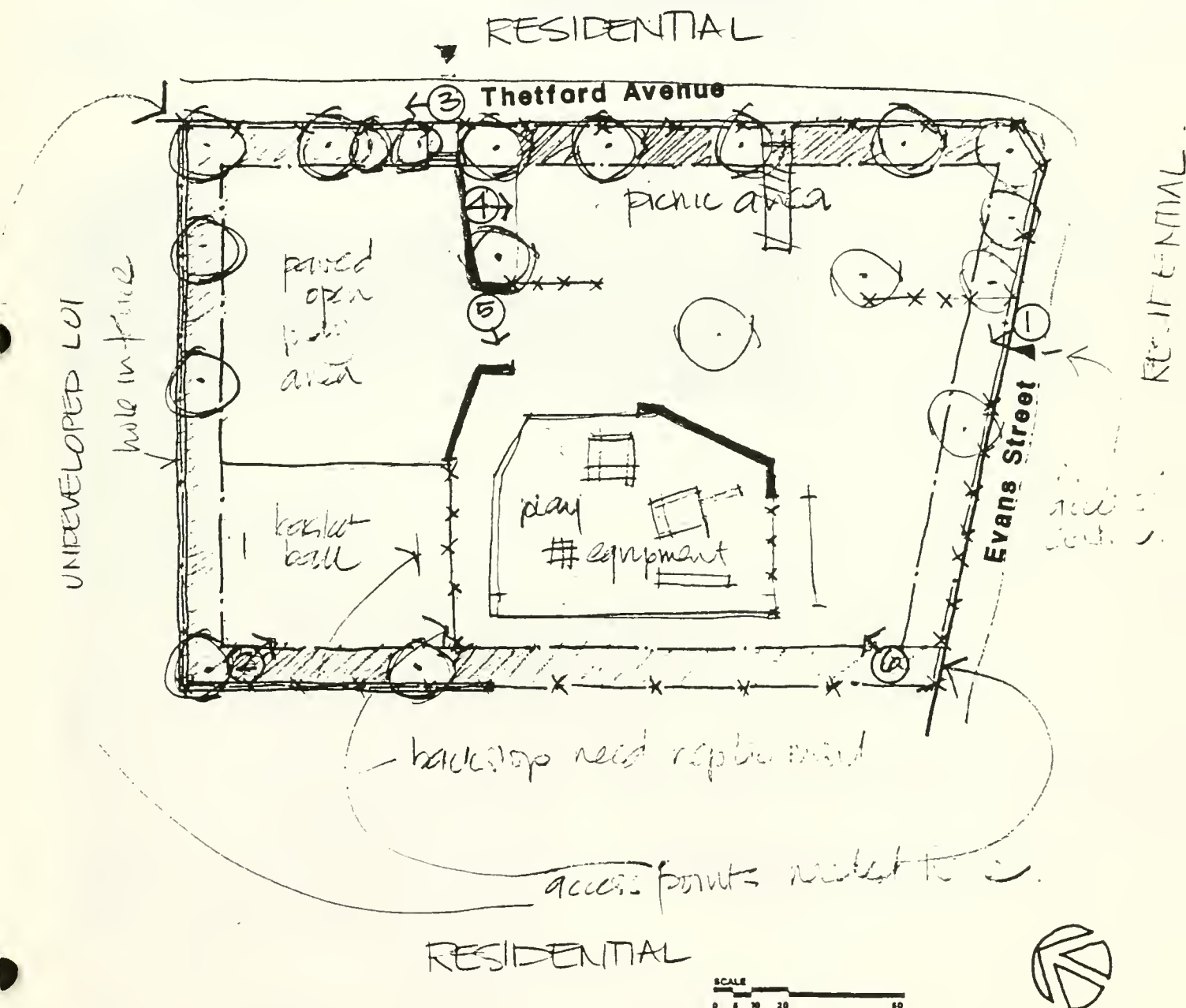
Site Type: Play lot

Acreage: 0.69 A

Weather Conditions:

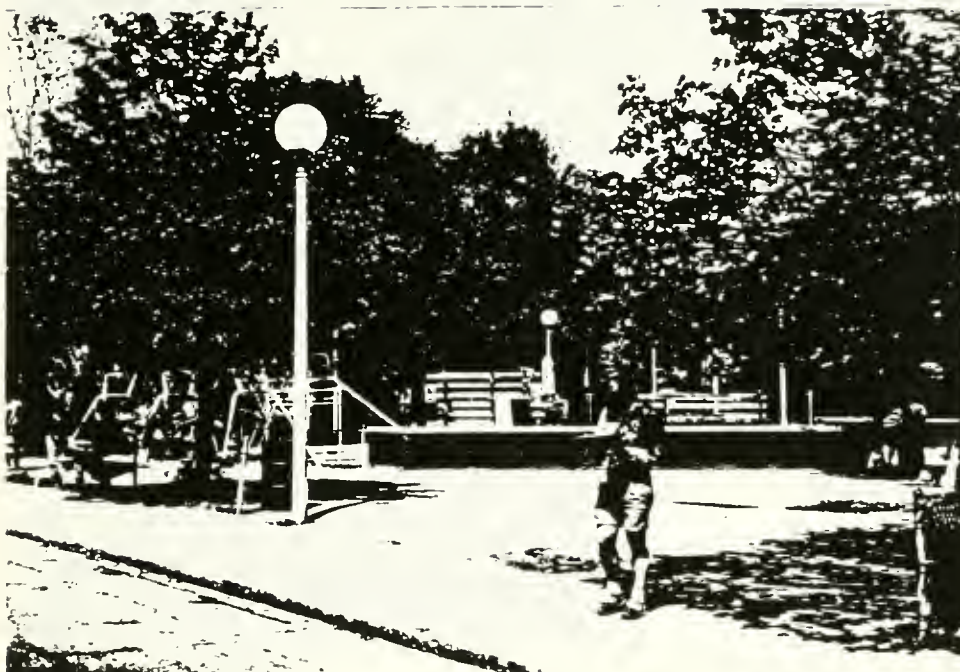
Sunny

Site Plan





SITE NO.



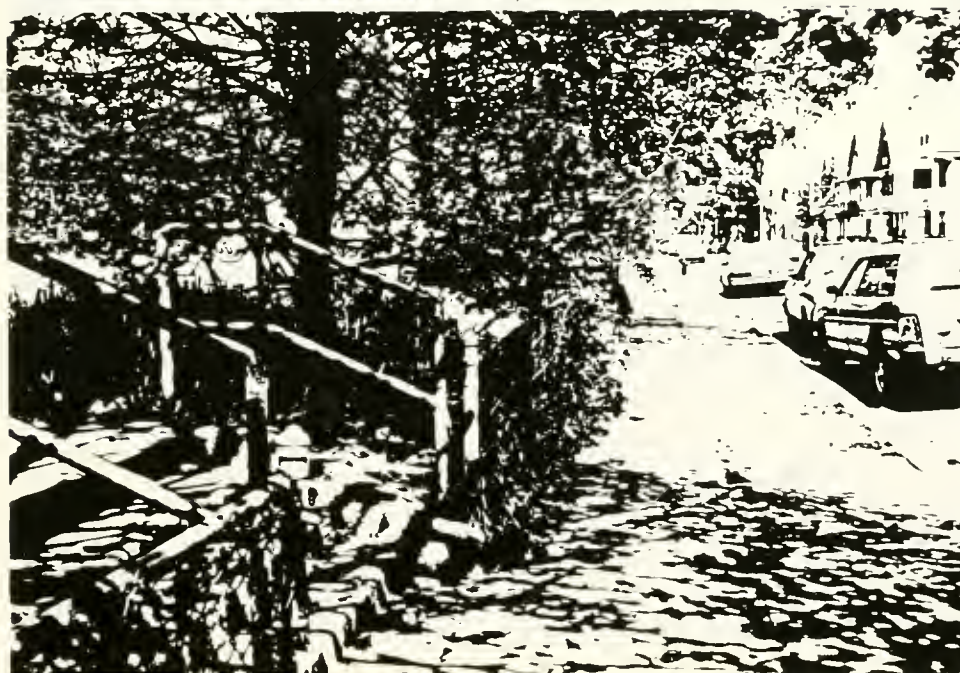
Site Photograph 1

View into park from Evans Street. Mature shade tree around edge. Empty tree pits behind standing figure.



Site Photograph 2

View across basketball court and paved free play area. Shows brick wall dividing sports from playground.



Site Photograph 3

Trash build-up and weed growth along fence line on Thetford Avenue.

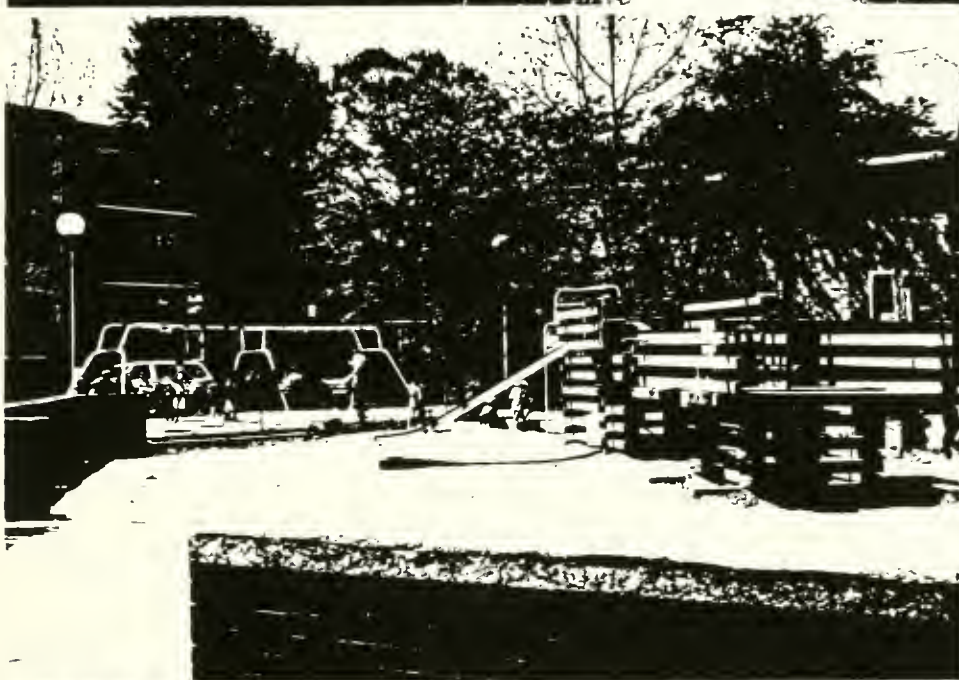


SITE NO.



Site Photograph 4

Picnic area - broken tables and overgrown planting strip make space unattractive.



Site Photograph 5

Timber play structures and swings. Sand level too low.



Site Photograph 6

Playground safety railing at top left of slide missing. Concrete footings exposed - both safety problems.

Neighborhood: Mattapan
Site Name: Thetford Street Playground
Location: Thetford Avenue and Evans Street
Acreage: 0.69 A
Site Type: Playlot

Site Description:

Thetford Street Playground is a rectangular park on the corner of Thetford Avenue and Evans Streets. A sitting area with a large adjacent playground is located on the corner. The sitting area is shaded by a grove of linden trees. In the north corner of the park is a basketball court with an adjacent paved area for free play. There are two entry points into the park.

Condition Assessments:

The benches and sports lights are in good condition. Most of the fence is in fair condition. The picnic tables and some sections of the fence are in poor to unusable condition. The basketball court surface is in good condition. One of the backboards needs replacement. The playground equipment is mostly in fair condition, but requires immediate repair of some equipment and sanding of rough surfaces. The sand play surface is in poor condition and needs replenishment. The trees are for the most part in good condition. The grass is very poorly maintained.

Major Site Issues:

Inadequate maintenance, excessive pavement and insufficient entrances give Thetford Street Playground an unattractive and uninviting appearance. The play equipment appears to be heavily used and needs more regular repair than it receives. The picnic area is overgrown, vandalized and therefore not a comfortable place to use. Broken glass is a major problem in the park. Holes in the perimeter fence and desire lines indicate a need for more access points and improvement of the path system. The Evans Street entrance needs an access control structure to prevent cars from being driven into the park.

Neighborhood: Mattapan

Site Name: Thetford Street Playground

No.: MT-4

Location: Thetford Avenue and Evans Street

Acreage: 0.69 A Site Type: Playlot

Site Description: Thetford Street Playground is a rectangular park on the corner of Thetford Avenue and Evans Streets. A sitting area with a large adjacent playground is located on the corner. The sitting area is shaded by a grove of Linden trees. In the north corner of the park is a basketball court with an adjacent paved area for free play. There are two entry points into the park.

Condition Assessments: The benches and sports lights are in good condition. Most of the fence is in fair condition. The picnic tables and some sections of the fence are in poor to unusable condition. The basketball court surface is in good condition. One of the backboards needs replacement. The playground equipment is mostly in fair condition, however requires immediate repair of some equipment and sanding of rough surfaces. The sand play surface is in poor condition and needs replenishment. The trees are for the most part in good condition. The grass is very poorly maintained.

Major Site Issues: Inadequate maintenance, excessive pavement and insufficient entrances give Thetford Street Playground an unattractive and uninviting appearance. The play equipment appears to be heavily used and needs more regular repair than it receives. The picnic area is overgrown, vandalized and therefore not a comfortable place to use. Broken glass is a major problem in the park. Holes in the perimeter fence and desire lines indicate a need for more access points and improvement of the path system. The Evans Street entrance needs an access control structure to prevent cars from being driven into the park.

SITE SUMMARY

DESIGN CONSIDERATIONS:	
LAYOUT/ORGANIZATION OF SPACE	Layout good although I'd like better treated by street level for additional access points
USE OF PLANT MATERIALS	Solid, tree planting around edges & grasses - good, trees well
APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD	I think pits not doing so well
BARRIER FREE DESIGN	No concrete curb! Access within play area
DRAINAGE CONDITION	Negative
DESIGN-RELATED MAINTENANCE ISSUES	Slippery! Bad drainage? That could be difficult to move
VANDALISM	Graffiti, broken glass, broken lights.
VACANT PARCEL TO SOUTH, EAST	No
VISIBILITY AND SAFETY:	
VISIBILITY INTO SPACE	Unobstructed by change in grade from the forest
VISIBILITY OUT FROM SPACE	Good!
HIDDEN CORNERS IN SPACE	No
CONDITION ASSESSMENTS:	
STANDARD PARK BUILT ELEMENTS	Have lot w/pump section
SPORTS FACILITIES	Well liked good pump section, it's movable, 5
PLAYGROUNDS	Unobstructed good all-around. I think it's
BUILDINGS	Low structure - fence with no top. Vexatious

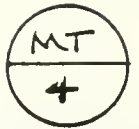
[illegible]

SITE NO.

[illegible]

CITY OF BOSTON PARK EVALUATION

SPORTS FACILITIES



SITE NO.

[illegible]

NATURAL PARK
ELEMENTS

MT
4
SITE NO

[illegible]



SITE NO.

**Site Photograph 1**

Unusual slate rock
outcropping.

**Site Photograph 2**

Dumped material
covers entire site.

**Site Photograph 3**

Abandoned cars and
debris dumped on site.



SITE NO.

**Site Photograph 4**

Severe erosion,
presumably from play,
on slopes.

**Site Photograph 5**

Adjacent vacant site
used for dumping.

**Site Photograph 6**

Open meadow of
adjacent site to north.

Neighborhood: Mattapan
Site Name: Willowwood Rock
Location: Winston and Willowwood Roads
Acreage: 0.16 A
Site Type: Urban Wild

Site Description:

Willowwood Rock is a small parcel of land on the east side of Willowwood Road. A significant area of vacant land lies to the north of the site. Residences abut the property to the east and south. The site is mostly wooded except for the area adjacent to the road, which is covered with abandoned cars. There is a rock outcropping within the woods with a steep slope above it, which is eroding from foot traffic. The land directly to the north is a long rectangular site about two-thirds of which is meadow adjacent to the road. This site also exhibits rock outcroppings, steep, eroding banks and a section of stone wall. This area of Mattapan has a large number of vacant parcels of land.

Major Site Issues:

Willowwood Rock has some outstanding natural features, but, it has been severely disturbed by dumping of refuse, from domestic rubbish to vehicles. There is no area of the site without debris, and a major cleaning effort will be needed to restore the site. The city-owned land is quite small. However, if the adjacent vacant parcel were to be incorporated, there would be sufficient room for park or community garden development.

DRAFT

Neighborhood: Mattapan

Site Name: Willowwood Rock

No.: MT-18

Location: Winston and Willowwood Roads

Acreage: 0.16 A

Site Type: Urban Wild

Site Description:

Willowwood Rock is a small parcel of land on the east side of Willowwood Road. A significant area of vacant land lies to the north of the site. Residences abut the property to the east and south. The site is mostly wooded except for the area adjacent to the road which is covered with abandoned cars. There is a rock outcropping within the woods with a steep slope above it which is eroding from foot traffic. The land directly to the north is a long rectangular site about two-thirds of which is meadow adjacent to the road. This site also exhibits rock outcroppings, steep, eroding banks and a section of stone wall. This area of Mattapan has a large number of vacant parcels of land.

Major Site Issues:

Willowwood Rock has some outstanding natural features. However, it has been severely disturbed by dumping of everything from domestic rubbish to vehicles. There is no area of the site without debris, and a major cleaning effort will be needed to restore the site. The City-owned land is quite small. However, if the adjacent vacant parcel were to be incorporated there would be sufficient room for park or community garden development.

CITY OF BOSTON PARK EVALUATION

URBAN WILDS

MT
18

SITE NO.

	SITE PROBLEMS										SITE NEEDS															
	EXISTS	PRIMARY ECOLOGICAL	PRIMARY SCENIC	DUMPING	USE	INDUSTRIAL	INVASIVE SPECIES	POOR PATH ACCESS	VISIBILITY PROBLEMS	EVIDENCE OF FIRE	OTHER VANDALISM	ROAD	SAFETY	OTHER	LOW	MEDIUM	HIGH	TRASH REMOVAL	VEGETATION REMOVAL	VEGETATION PLANTING	ACCESS	PATH DEVELOPMENT	WATER	QUALITY	OTHER	
WETLAND																										
WOODLAND																										
MEADOW																										
WATERFRONT																										
POND																										
STREAM																										
ROCK OUTCROP																										
OTHER																										
SITE PROBLEMS																										
DEGREE OF DISTURBANCE																										
SITE NEEDS																										
EVIDENCE OF RECENT SITE IMPROVEMENTS																										
EVIDENCE OF USE:	Dumping seems to be primary one																									
TYPE OF URBAN WILD:																										

1. Significant amount of dumping of large items, including cars, old trucks, on site.

2. Little evidence of any ecological or geological features.

3. A small city area small, but will be significant. Sited 1 and 2 of other vacant land were incorporated.

15-04

Willowwood Rock

Mattapan

Willowwood Street

18

ownership
City of Boston (Real
Property Department)size
7,200 s.f.
0.16 acreselevation
low pt. 60'
high pt. 80'zoning
R-8

1. Natural characteristics:

Massive slate rock outcropping, Ash trees, flat vacant land.

2. Visual characteristics:

Open field with scrub growth and rock outcropping bounded by a dense residential development.

3. Diversity within site:

Rocks, trees, scrub growth.

4. Characteristics:

primary

Rock outcropping.

secondary

Vacant land.

tertiary

5. Surrounding environment:

Dense residential neighborhood.

6. Accessibility:

Directly accessible from Willowwood Street.

7. Condition of site:

Fair; some dumping.

8. Potential development:

Unknown

9. Significance of site:

Geologically significant exposed rock.

10. Date surveyed:

December, 1974

Comments:

The rock on this site is the same that is found under Beacon Hill.
The presence of this rock this far from Beacon Hill is unique.
Interesting educational opportunities exist.

BOSTON PUBLIC LIBRARY



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